

PROFESSIONAL OFFICE SPACE • PRIME LOCATION

340 – 440 Columbia Drive • West Palm Beach • FL 33409



PROPERTY HIGHLIGHTS

- Meticulously maintained property with a high-end curb appeal.
- **Direct suite entrance from the outside with no common areas!**
- Less than one mile to I-95.
- Minutes away from the robust center of Downtown West Palm Beach.
- High walkability corridor with numerous restaurants + amenities.
- Less than 5 miles to Palm Beach International Airport (± 11 minutes)
- Ample surface parking available for tenants and their guests.

SPACE AVAILABILITY

- Building 340, Suite 111 – $\pm 4,045$ sf
- Building 420, Suite 105 – $\pm 4,411$ sf
- Building 400, Suite 110 – $\pm 5,276$ sf
- Base Rent starting from \$18/sf NNN
- 2023 CAM ranging from \$10 – \$11/sf



Thomas R. Gibson, Broker
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ASSET
SPECIALISTS, INC.

Asset Specialists, Inc.
3710 Buckeye Street • Suite 100
Palm Beach Gardens, FL 33410



LOCATION INFORMATION

Minutes to I-95, Florida's Turnpike and Downtown WPB



Destinations	Distance (Miles)	Travel Time
Interstate 95	±0.80	1 min
Florida's Turnpike	±2.93	5 mins
Downtown		
West Palm Beach	±2.63	5 mins
Palm Beach		
International Airport	±4.54	11 mins
The Breakers Hotel (Palm Beach)	±5.30	15 mins
Ft. Lauderdale		
International Airport	±50.60	53 mins

subject to errors, omissions, prior sale or lease, change in price and withdrawal



EXTERIOR PHOTOS

340 – 440 COLUMBIA DRIVE



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INTERIOR PHOTOS

340 – 440 COLUMBIA DRIVE

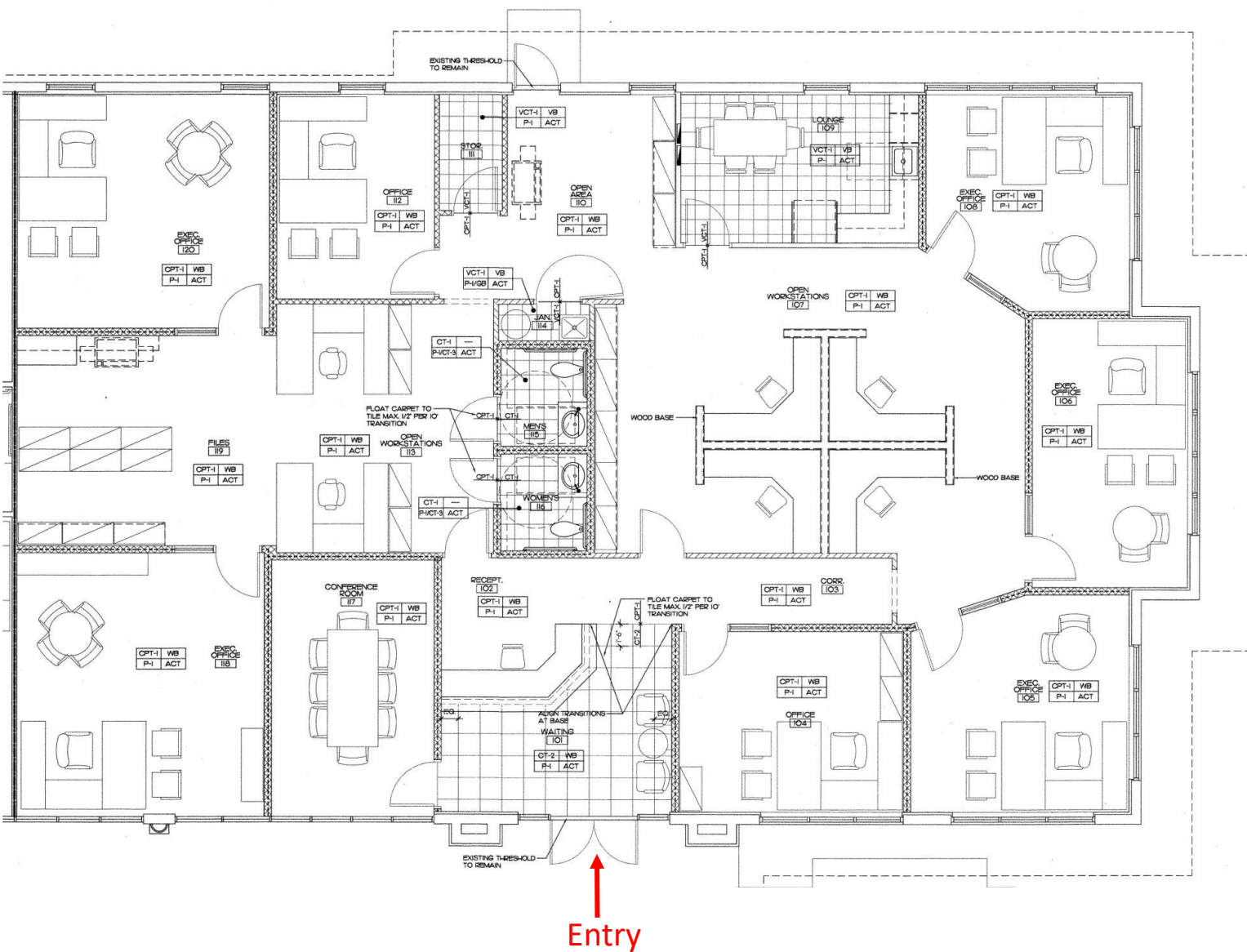


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FLOOR PLAN

340 Columbia Drive, Suite 111 – 4,045 Square Feet

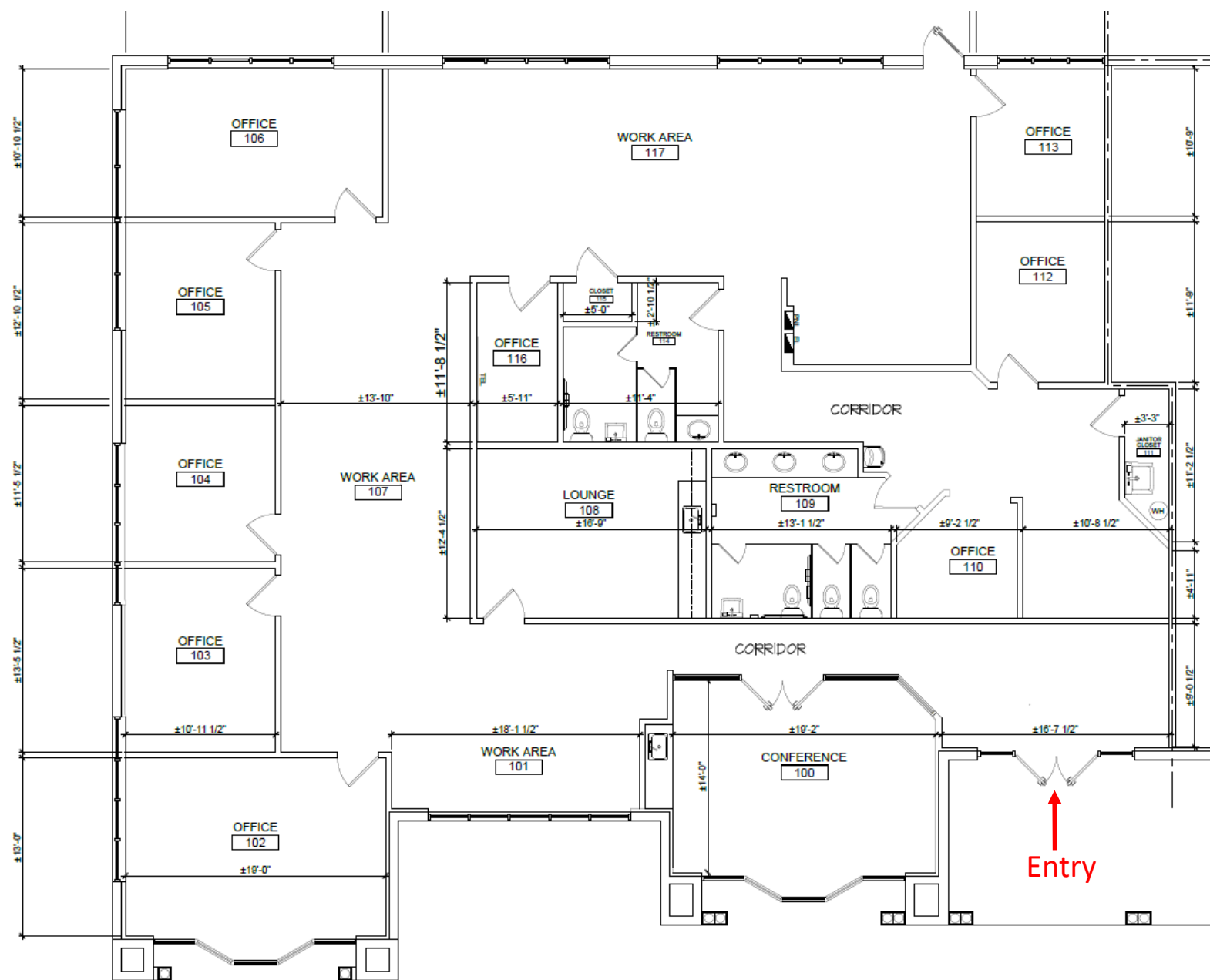


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FLOOR PLAN

420 Columbia Drive, Suite 105 – 4,411 Square Feet



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COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE **RIGHT TIME.**

EXCEPTIONALLY
NETWORKED.
A **UNIQUE ADVANTAGE.**



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